



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1006 Monroe St, The Wege Building
January 15, 2020

Application: Historic Landmark Recommendation for Wege House

Map and Parcel Numbers: 08116017500

Council Districts: 19

Applicant: Civil-Site Design Group, PLLC, applicant, 1400 Arthur, LLC., owner

Project Lead: Robin Zeigler, robin.zeigler@nashville.gov, 615-862-7970

Description of Project: The applicant is requesting a Historic Landmark for the Wege Building as part of a development of this and surrounding properties. A Neighborhood Landmark was approved for recommendation to Metro Council in August 2019. A condition of the recommendation was that the applicant also apply for a Historic Landmark.

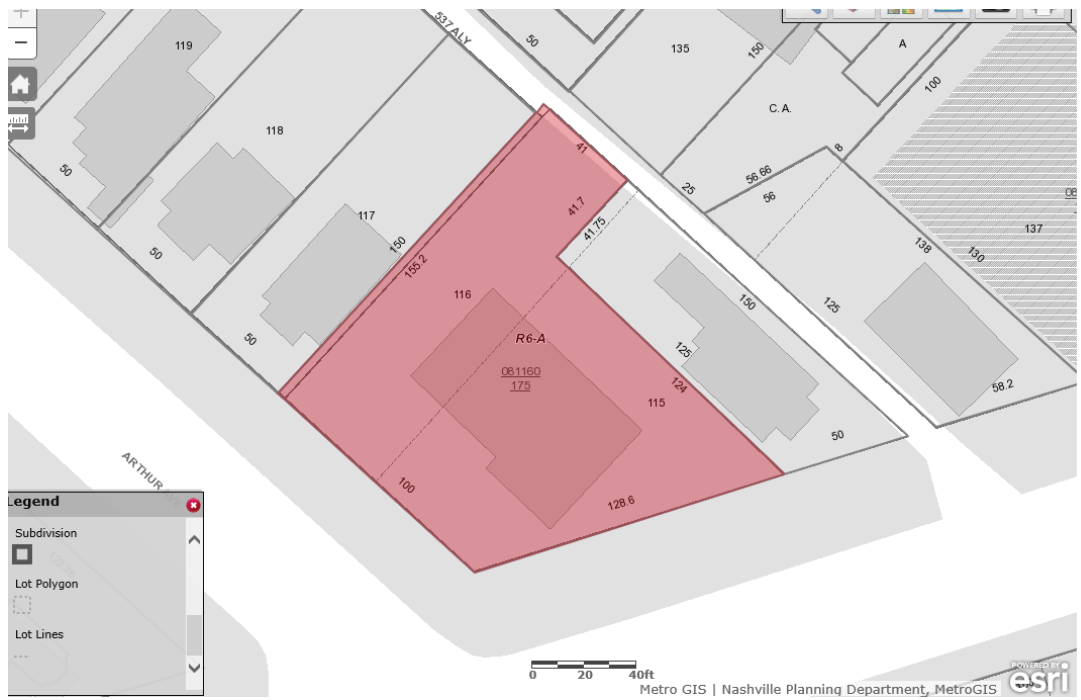
Recommendation Summary: Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building is a contributing building to the Buena Vista National Register district and therefore meets the requirements of section 17.36.120.

Attachments

A: Photographs

B: Historical Documentation

C: Roof plans



Aerials



Applicable Ordinances:

17.40.410 Powers and duties.

A. Creation of Historic Overlay Districts. The historic zoning commission shall review applications calling for the designation of historic overlay districts according to the standards contained in Chapter 17.36, Article III, referring written recommendations to the metropolitan council. Establishment of an historic overlay district on the official zoning map shall be in accordance with Section 18.02 of the Metropolitan Charter and Article III of this chapter.

B. Establishment of Design Review Guidelines. The historic zoning commission shall adopt design guidelines for each historic overlay district and apply those guidelines when considering preservation permit applications. Design guidelines relating to the construction, alteration, addition and repair to, and relocation and demolition of structures and other improvements shall be consistent with the National Historic Preservation Act of 1966, as amended. A public hearing following the applicable public notice requirements of Article XV of this chapter shall precede the adoption of all design review guidelines by the historic zoning commission. Testimony and evidence material to the type of historic overlay under consideration may be considered by the commission in its deliberations.

17.36.110 Historic overlay districts established.

The following classifications of historic overlay districts are made a part of this title, each classification having separate and unique regulations and guidelines established according to the provisions of Chapter 17.40, Article IX.

C. Historic Landmark (HL) District. The boundaries shall be shown on the zoning map or on special overlays thereto that are made a part of this zoning code and noted by name on such maps, in which no structure shall be constructed, altered, repaired, relocated or demolished in whole or in part unless the action complies with the requirements set forth in this title.

17.36.120 Historic districts defined.

B. Historic Landmark. An historic landmark is defined as a building, structure, site or object, its appurtenances and the property it is located on, of high historical, cultural, architectural or archaeological importance; whose demolition or destruction would constitute an irreplaceable loss to the quality and character of Nashville and Davidson County; and that meets one or more of the following criteria:

1. The historic landmark is associated with an event that has made a significant contribution to local, state or national history;
2. It is associated with the lives of persons significant in local, state or national history;
3. It embodies the distinctive characteristics of a type, period or method of construction, or that represents the work of a master, or that possesses high artistic value;
4. It has yielded or may be likely to yield archaeological information important in history or prehistory;
or
5. It is listed or is eligible for listing in the National Register of Historic Places.

Background:

The MHZC recommended a Neighborhood Landmark to Planning and Metro Council on August 21, 2019. A condition of recommendation was that the applicant also apply for a historic landmark.

Lots 115, 116, and 117 were platted in 1856 as part of the Plan of McGavock's Town North Nashville and purchased by Leo D. Wege between 1903 and 1904. Monroe Street was originally Ophelia Ave and Arthur Avenue was originally Wetmore Avenue. (The current property of 1006 Monroe includes parts of lots 115 and 116 and none of lot 117.) Wege purchased the lots in three separate transactions from Alethia Scovel, Spencer G. Scovel, and Demia B. Gormell. It is likely that the lots were vacant at the time.

Wege began construction of 1006 Monroe in late June 1904. The building cost \$6,000 to construct. According to *The Tennessean* in a 1905 article, brick for the home was provided by A.D. & C.H. Lesueur Brick Company. In 1905, the company was 35 years old and located on Union Street with yards in South Nashville, between Lebanon Pike and the Cumberland River.

Leo D. Wege was a founder of Family Service laundry, one of Nashville's oldest commercial laundries. Prior to opening his own shop, he was manager at the New York Collar and Cuff Laundry located on Union Street. An early "influencer" he shows up multiple times in *the Tennessean* around 1913 recommending Lung Vita, an Asthma and Tuberculosis remedy. *The Tennessean* notes him as a "well known liquor dealer." The liquor business may have been tied to a restaurant venture as he placed a classified ad in 1914 to sell used restaurant equipment.



Figure 1: Exterior of building prior to fire.



Figure 2: Exterior of building after the fire.

In 1919, he was found guilty of killing competitor Samuel Hartman. He entered into a partnership with Mr. Hartman and another man after his own business failed and he consequently lost ownership of this home. He had sued Hartman in 1917 for breach of contract and was concerned that Mr. Hartman was seeking to destroy his son's laundry business. Although he claimed self-defense, a jury found him guilty in the second degree with a sentence of ten to twenty years in the state penitentiary. The Supreme Court upheld the ruling in 1919.

Originally, from Louisville, he died at the age of 69 in Nashville, following two years of failing health.

In recent years the building was divided into multiple rooms to serve as a boarding house and few of the interior details remain. A mantle remains in the front parlor.

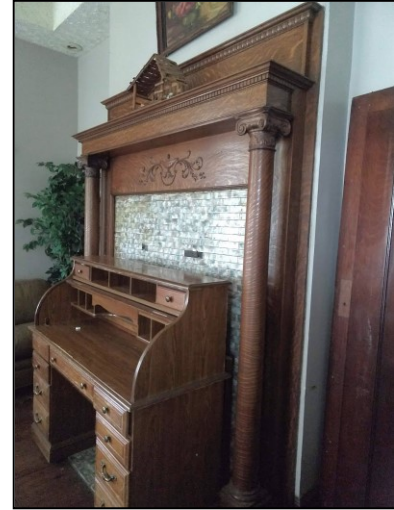


Figure 3: Interior mantle is one of the few remaining interior features.

Analysis and Findings:

The property is noted as a contributing building in Buena Vista Historic District which was listed in the National Register of Historic Places in 1979. The structure has suffered from a recent fire which requires the roof to be reconstructed but is otherwise intact; therefore, staff finds that it is still a contributing building to the National Register.

The owner has removed a frame rear addition and the fire damaged roof for safety reasons. Both actions would have received a recommendation of approval, if the building was already landmarked and were approved with conditions as part of the Neighborhood Landmark recommendation.



Figure 4: Interior of rear addition prior to fire.

In August 2019, the MHZC approved recommendation of a neighborhood landmark with the conditions that:

1. The applicant shall apply for a historic landmark designation;
2. The applicant shall seek administrative approval for any alterations, demolition or new construction on the site, which can be administratively reviewed, prior to the establishment of a Historic Landmark;

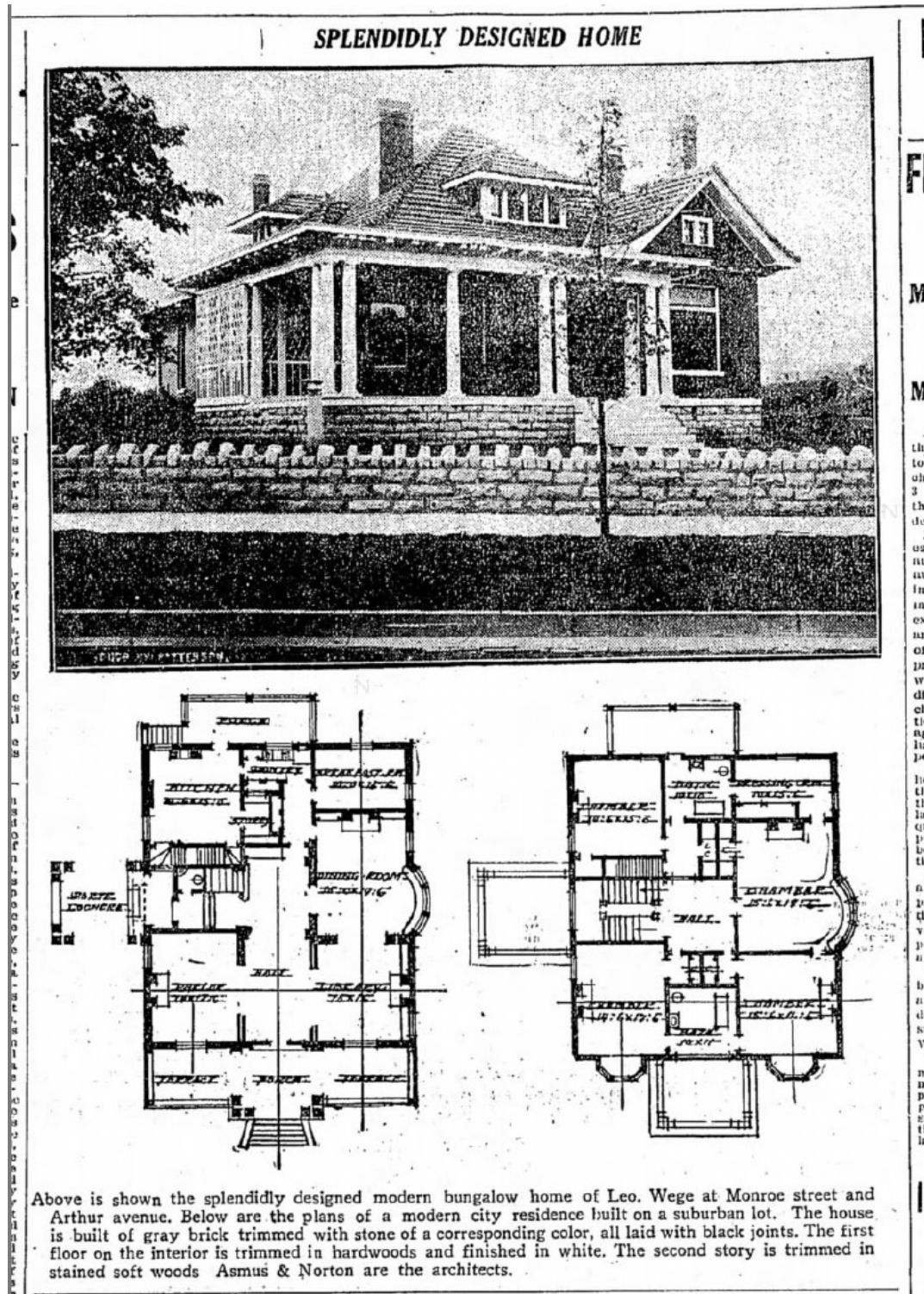
3. The color of the replacement asphalt shingle be black or terra cotta with salvaged terra cotta tiles to be used, at least, on the ridges and the dormer roofs; and
4. Applicant provide information about materials for reconstructed rear addition for administrative review.

This application fulfills condition one and conditions two through three have not yet been met. The proposal included constructing a new building immediately behind the historic building; but plans have not yet been submitted.

Recommendation:

Staff suggests that the Metro Historic Zoning Commission recommend approval of the historic landmark to the Planning Commission and Metro Council and the adoption of the existing Historic Landmark Design Guidelines to apply to exterior alterations. Staff finds that the building is a contributing building to the Buena Vista National Register district and therefore meets the requirements of section 17.36.120.

ATTACHMENT A: HISTORICAL DOCUMENTATION



The Tennessean. 1913. 29 June.

SAM HARTMAN SHOT TO DEATH

Slain by Leo D. Wege, Former
Business Associate.



LEO D. WEGE.
Slayer of Samuel Hartman.

Charged with the murder of Samuel Hartman, proprietor and owner of the Ideal Laundry and formerly well-known liquor dealer, Leo D. Wege, also of this city and a former associate of the deceased, was yesterday arrested and lodged in the county jail.

The shooting, the scene of which was

30 feet, partitioned off by a door on the side opening into the main office, and entirely surrounded the sides which afford a room of the plant. One door from the main office, and another gives access to the small space is almost cut off by a huge office desk and smaller chairs, one in each corner.

Viewed by a Tennessee reporter shortly after the shooting, a struggle was apparent. A telephone being in their hands, upon the desk, besides a lamp and papers, lay two auto-covered with a bundle of newspapers. Nothing in the room was disturbed. It was asserted by a photographer and the police that the scene had been admitted since the shooting.

Both V. B. Hartman, deceased, and P. W. Duke, the laundry, emphatically denied the existence in the office of the throwing of which was claimed by Wege to have been the shooting.

Wege is declared by the main office of the laundry shortly before 11 o'clock for Hartman. On being informed that the proprietor was somewhere, Wege then asked that what that there was a gentleman to see him, at the same time the bearer of the message name. A few minutes later in from the back, spoke and the two men retired to the office.

In less than a minute, shots were heard—one, two in quick succession. Immediately thereafter, out into the main office, length to the front door, with one hand while standing against the wall with the other across the sidewalk where he fell unconscious.

Life was extinct almost. Egan and Connor with the scene on an emergency headquarters. The body removed to the undertaker of Dorris, Karsch & Co. mortuary was held by Dr. 1 o'clock.

Physician Testifies In Regard to Wounds.

The bullet wounds inflicted on Samuel Hartman after his investment in number—a skin wound on the neck, one which entered the right shoulder and did not exit on the right side in the jaw on the right side in the side and came out below the back of the left forearm.

Portion of article from *The Tennessean*, 1918. 19 January.